

REPORT TO: HOUSING COMMITTEE – 19 FEBRUARY 2001

REPORT ON: ARDLER STOCK TRANSFER: REHOUSING BY DUNDEE CITY COUNCIL

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 81-2001

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to bring forward proposals to allow City Council tenants in Ardler affected by stock transfer, who wish to be rehoused by the City Council, to retain rehousing priority after the ownership of their properties transfers to Sanctuary Scotland Housing Association.
- 1.2. Approval of this report will contribute towards the City Council's objective to: "improve housing quality and choice".

2. RECOMMENDATIONS

- 2.1. It is recommended Committee agree that residents in Ardler who wish to be rehoused by Dundee City Council are not re-assessed as having a change of circumstances when their property transfers to Sanctuary Scotland Housing Association.

3. FINANCIAL IMPLICATIONS

None.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. This report has implications for the following Local Agenda 21 theme:
 - Local needs are met locally.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None.

6. BACKGROUND

- 6.1. At its meeting on 15 January 2001, Committee agreed that the Ardler housing estate transfer to Sanctuary Scotland Housing Association, subject to Scottish Executive approval and the satisfactory completion of the development and transfer contracts.
- 6.2. A number of tenants in the area wish to be rehoused by Dundee City Council and it is unlikely that this will be achieved before the completion of the transfer.

- 6.3. When the properties transfer, these tenants will automatically become tenants of Sanctuary Scotland Housing Association, which represents a change of circumstances.
- 6.4. As such, it is proposed that tenants in Ardler who wish to be rehoused by the Council do not have their transfer applications re-assessed as a result of this change.
- 6.5. This will allow access to rehousing from the City Council as though they were still Council tenants.
- 6.6. Rehousing will be offered on the basis of the existing redevelopment category (see Appendix 1) however, tenants would also have the option to be rehoused on any existing priority/points they may have accrued through existing transfer applications.
- 6.7. The responsibility for home loss and disturbance payments will lie with Sanctuary Scotland Housing Association.

7. CONSULTATION

- 7.1. Ardler Steering Group.
- 7.2. Chief Officers.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

Signed: _____

Date: _____

BACKGROUND PAPERS

Report to Housing Committee – 15 January 2001.

ARDLER VILLAGE – NHP PROJECT**REHOUSING OPTIONS FOR TENANTS WHO DO NOT WANT TO TRANSFER TO
SANCTUARY SCOTLAND HOUSING ASSOCIATION**

When the stock transfer takes place there will be no City Council houses left in Ardler. This means that tenants who want to stay with the City Council will have to be rehoused outwith the area.

Options for Tenants in Ardler

1. Tenants will have the opportunity of either:
 - Being rehoused within the same management area or
 - Being rehoused elsewhere in the City depending on the number of points they attract via the Allocations System.

2. Tenants who wish to retain the Council as their landlord will require to submit an application form to the Council in order to register their interest **no later than 20 March 2001**. If you have an application form in already, please complete the attached form to let us know that you want it to remain active.

If submitted within this timescale you will be treated as a Council tenant. After this date you will be reassessed as a Sanctuary tenant.

3. Subject to the availability of properties tenants will be made a reasonable offer of a like-to-like property no higher than medium demand, unless they are eligible for a higher demand property due to points previously accrued.

4. Tenants who move on a **like-to-like basis** will retain their original date of entry for the property they are vacating and any points previously awarded will be retained on their application form. Tenants moving to a **higher demand property** due to points accrued or any redevelopment transfer which meets a housing need will not retain their date of entry or accumulated points.

5. If at the time of transfer a tenant has still not been made an offer tenants will transfer and become Sanctuary tenants until a suitable offer can be made.

6. **Tenants must be aware that if they move after the ballot but before the transfer you will be classed as moving on a voluntary basis and therefore no Home Loss Payments will be given by Dundee City Council.**

Implementing

A communication strategy will be implemented to ensure tenants are aware that they must register their application form **no later than 20 March 2001**.